



## Inter Departmental Memorandum

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager

FROM: George M. Homewood, AICP, CFM, Director, Department of City Planning

COPIES TO: Leonard M. Newcomb III, CFM, Assistant Director, Department of City Planning  
Susan Pollock, CFM, Principal Planner, Department of City Planning

SUBJECT: **Coastal Breeze Car Wash:**  
Rezoning from C-3 (Retail Center) to C-2 (Corridor Commercial)  
Special Exception to operate a car wash

DATE: December 11, 2015

On the December 15, 2015 public hearing agenda, City Council will be reviewing a request to rezone property located at 834 North Military Highway from C-3 (Retail Center) district to C-2 (Corridor Commercial) district and a request to operate a car wash at the site. This property consists of a 1.7 acre lot, currently developed as a parking lot, and is near the Glenrock and Poplar Halls neighborhoods. The applicant proposes to construct an automated car wash and must rezone the site in order to permit this use by special exception.

Planning staff recommends approval of the requests. The proposed change of zoning and special exception are consistent with *plaNorfolk2030*, which designates this site as commercial. The site is large enough to accommodate a range of retail uses with considerable traffic visibility, daily vehicle trips, and vehicle capacity along North Military Highway to accommodate a successful retail use on the site within the existing C-3 district. The proposal to rezone the site to C-2 does not increase the potential intensity of uses that cannot otherwise be mitigated on a parcel of this size. Given the nature of the car wash proposal, the large size of the site is necessary to ensure that adequate screening (satisfying the recommendations of the *Comprehensive Plan for the Military Highway Corridor District* for the installation of landscape treatments along the corridor), circulation and ingress/egress is accommodated on the site.

Prior to the November 12, 2015 Planning Commission public hearing, the Glenrock and Poplar Halls Civic Leagues sent correspondence to the Planning Department expressing support for this proposal.

After conducting a duly advertised public hearing on November 12, 2015, at which the applicant spoke, the Planning Commission voted 6 to 1 to recommend approval of the application. Vice-Chair Martin Thomas, Jr. was the dissenting vote, citing inconsistencies with the recent long-range planning efforts for redevelopment of this area. Other concerns were from an assessment that a new car wash facility would add to what is currently a proliferation of automobile-related establishments along the corridor.